

DEMOGRAPHIC REPORT

CITY OF MORGAN HILL, CALIFORNIA

October 15, 2001

Report by Claritas, Inc.

The population in this area grew by 35.8% between 1990 and 2001; from 23,928 to 32,493, compared to 14.2% for the United States as a whole. Over the next five years, the population in this area is expected to grow by 9.2%, from 32,493 to 35,477, compared to 4.3% for the United States as a whole.

Of this area's total 2001 population, 78.0% are White, 1.8% are Black, 7.4% are Asian/Pacific Islander, and 12.8% are Other Races. Of this area's total population, 27.5% reported that they were of Hispanic origin. For the United States as a whole, 76.4% are White, 12.6% are Black, 4.2% are Asian/Pacific Islander, and 6.8% are Other Races. Of the United States's total population, 12.7% reported that they were of Hispanic origin.

The number of households in this area increased by 40.7% between 1990 and 2001, from 7,808 to 10,982, compared to 16.4% for the United States as a whole. Over the next five years, the number of households in this area is expected to increase by 10.2%, from 10,982 to 12,102, compared to 4.9% for the United States as a whole.

Average income levels in this area grew by 82.8% between 1990 and 2001; from \$59,114 to \$108,047, compared to 61.0% for the United States as a whole. Average income levels in this area are expected to grow by 25.7% over the next five years, from \$108,047 to \$135,853, compared to 20.6% for the United States as a whole.

67.2% of the workers in this area had White Collar occupations, 20.7% had Blue Collar occupations, and 12.0% had other types of occupations as of 1990.

16.4% of the population in this area were in the "Executive & Managerial" occupational category and 16.2% were in the "Professional Specialty" occupational category as of 1990.

23.1% of the population in this area had earned Some College, No Degree (13-15 years) and 21.6% had earned High School Graduate (12 years) as of 1990. Most of the dwellings in this area (71.5%) were Owner Occupied as of 1990. The highest percentage of the dwellings in this area (61.3%) were Single Units Detached in 1990. Most of the dwellings in this area (45.4%) were built 1970 to 1979.

DESCRIPTION

TOTALS

POPULATION

2006 Projection	35,477
2001 Estimate	32,493
1990 Census	23,928
1980 Census	14,237
Growth 2001 - 2006	9.18%
Growth 1990 - 2001	35.79%
Growth 1980 - 1990	68.07%

HOUSEHOLDS

2006 Projection	12,102
2001 Estimate	10,982
1990 Census	7,808
1980 Census	4,313
Growth 2001 - 2006	10.20%
Growth 1990 - 2001	40.65%
Growth 1980 - 1990	81.05%

2001 Average Persons Per Household	2.91
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Family Households

2006 Projection	9,005
2001 Estimate	8,325
1990 Census	6,279
1980 Census	4,378
Growth 2001 - 2006	8.17%
Growth 1990 - 2001	32.58%
Growth 1980 - 1990	43.42%

2001 Estimated Population By Race

White	32,493
Black	78.01%
Asian & Pacific Islander	1.79%
Other Race	7.41%
	12.79%

2001 Estimated Population By Origin

Hispanic Origin	32,493
	7.54%

2001 Asian & Pacific Islander By Ethnicity

Asian Chinese	2,526
Asian Japanese	20.86%
Asian Indian	28.19%
	9.74%

Asian Korean	6.61%
Asian Vietnamese	5.34%
Asian Filipino	19.68%
Asian Other	3.68%
Pacific Islander	5.90%
2001 Total Housing Units	11,399
2001 Occupied Units	10,982
Owner Occupied	70.73%
Renter Occupied	29.27%
2001 Estimated Households By Income	10,982
\$500,000 +	0.45%
\$250,000 To \$499,999	3.75%
\$150,000 To \$249,999	20.54%
\$125,000 To \$149,999	9.23%
\$100,000 To \$124,999	11.26%
\$ 75,000 To \$ 99,999	13.78%
\$ 60,000 To \$ 74,999	10.20%
\$ 55,000 To \$ 59,999	3.12%
\$ 50,000 To \$ 54,999	3.01%
\$ 35,000 To \$ 49,999	9.77%
\$ 25,000 To \$ 34,999	4.40%
\$ 15,000 To \$ 24,999	5.22%
\$ 5,000 To \$ 14,999	4.37%
Under \$5,000	0.89%
2001 Estimated Average Household Income	\$108,047
2001 Estimated Median Household Income	\$91,356
2001 Estimated Per Capita Income	\$36,797
2001 Estimated Family Household By Income	8,325
\$500,000 +	0.50%
\$250,000 To \$499,999	4.58%
\$150,000 To \$249,999	25.42%
\$125,000 To \$149,999	9.91%
\$100,000 To \$124,999	12.28%
\$ 75,000 To \$ 99,999	13.51%
\$ 60,000 To \$ 74,999	9.73%
\$ 55,000 To \$ 59,999	1.98%
\$ 50,000 To \$ 54,999	2.70%
\$ 35,000 To \$ 49,999	9.01%
\$ 25,000 To \$ 34,999	3.89%
\$ 15,000 To \$ 24,999	3.99%
\$ 5,000 To \$ 14,999	1.99%
Under \$5,000	0.50%

2001 Average Family Household Income	\$121,703
2001 Median Family Household Income	\$105,474
2001 Estimated Population By Sex	32,493
Male	50.11%
Female	49.89%
2001 Marital Status	25,369
Single Male	14.60%
Single Female	9.96%
Married	60.04%
Previously Married Male	5.23%
Previously Married Female	10.17%
2001 Households With Children	4,821
Married Couple Family	79.46%
Other Family-Male Head	5.00%
Other Family-Female Head	14.46%
Non Family	1.08%
2001 Estimated Population	32,493
Under 1 Year	1.41%
1 To 2 Years	2.90%
3 To 4 Years	2.84%
5 To 9 Years	7.28%
10 To 14 Years	7.48%
15 To 17 Years	5.48%
18 To 20 Years	4.22%
21 To 24 Years	5.19%
25 To 29 Years	7.03%
30 To 34 Years	6.82%
35 To 39 Years	6.85%
40 To 44 Years	8.19%
45 To 49 Years	8.39%
50 To 54 Years	7.91%
55 To 59 Years	5.44%
60 To 64 Years	3.67%
65 To 69 Years	2.67%
70 To 74 Years	2.10%
75 To 79 Years	1.81%
80 To 84 Years	1.20%
85+ Years	1.10%
2001 Median Age	34.51

2001 Average Age	34.92
2001 Estimated Female Population	16,212
Under 1 Year	1.38%
1 To 2 Years	2.92%
3 To 4 Years	2.78%
5 To 9 Years	7.29%
10 To 14 Years	7.38%
15 To 17 Years	5.03%
18 To 20 Years	4.08%
21 To 24 Years	4.92%
25 To 29 Years	6.54%
30 To 34 Years	6.28%
35 To 39 Years	6.86%
40 To 44 Years	8.51%
45 To 49 Years	8.65%
50 To 54 Years	8.04%
55 To 59 Years	5.44%
60 To 64 Years"	3.68%
65 To 69 Years	2.71%
70 To 74 Years	2.15%
75 To 79 Years	2.24%
80 To 84 Years	1.55%
85+ Years	1.58%
2001 Median Age Female	36.03
2001 Average Age Female	35.89
2001 Population By Household Type	32,493
Family Households	86.90%
Non-Family Households	11.08%
Group Quarters	1.80%
2001 Population By Urban Vs Rural	32,493
Urban	100.00%
Rural	0.00%
2001 Households By Type	10,982
Single Male	7.53%
Single Female	10.24%
Married Couple	62.58%
Other Family Male Head	3.81%
Other Family Female Head	9.42%
Non Family Male Head	4.07%
Non Family Female Head	2.35%

Females 16+ With Children	8,749
Employed/Child 05	5.03%
Unemployed/Child 05	0.26%
Not In Labor Force/Child 05	2.89%
Employed/Child 6-17	17.52%
Unemployed/Child 6-17	0.49%
Not In Labor Force/Child 6-17	5.33%
Employed/Child 0-5&6-17	3.87%
Unemployed/Child 0-5&6-17	0.07%
Not In Labor Force/Child 0-5&6-17	4.06%
Employed/No Children	34.75%
Unemployed/No Children	1.62%
Not In Labor Force/No Children	24.11%
Households: Age By Poverty Status	7,858
Above Poverty Under Age 65	82.92%
Above Poverty Age 65 +	12.55%
Below Poverty Under Age 65	3.61%
Below Poverty Age 65 +	0.92%
2001 Population 16+ By Employment	24,803
Employed In Armed Forces	0.17%
Employed Civilians	69.41%
Unemployed Civilians	2.80%
Not In Labor Force	27.62%
2001 Employed Civilians-Occupation	17,217
Executive And Managerial	15.94%
Professional Specialty	15.91%
Technical Support	5.40%
Sales	13.42%
Administrative Support	15.69%
Service: Private Household	0.43%
Service: Protective	1.68%
Service: Other	7.17%
Farming, Forestry & Fishing	3.36%
Precision Production & Craft	10.83%
Machine Operator	3.96%
Trans. And Material Moving	2.58%
Handlers, Helpers & Laborers	3.61%
2001 Employed Civilians-Class	17,217
Private For Profit Wage/Salary	74.69%
Private For Non-Profit Wage/Salary	4.80%

Local Government Workers	6.89%
State Government Workers	2.82%
Federal Government Workers	1.63%
Self-Employed Workers	8.92%
Unpaid Family Workers	0.26%
2001 Families By Number Of Workers	8325
No Workers	8.23%
One Workers	22.02%
Two Workers	53.23%
Three + Workers	16.53%
2001 Population By Type	32493
Not Hispanic	72.46%
Mexican	23.80%
Puerto Rican	0.28%
Cuban	0.12%
Other Hispanic	3.33%
2001 Hispanics By Race	8,947
White	54.34%
Black	0.57%
Asian & Pacific Islander	2.30%
Other	42.79%
2001 Workers- Transportation To Work	16,880
Drive Alone	79.22%
Car Pool	12.73%
Subway	0.06%
Bus Or Trolley Bus	2.07%
Streetcar Or Trolley Car	0.00%
Taxicab	0.00%
Ferry Boat	0.00%
Railroad	0.11%
Drive Motorcycle	0.64%
Walked Only .	1.14%
Other Means	0.67%
Bicycle	0.39%
Worked At Home	2.98%
2001 Workers By Travel Time To Work	16,880
Work At Home	2.98%
Under 10 Minutes	14.99%
10 To 29 Minutes	35.73%
30 To 39 Minutes	11.85%
40 To 44 Minutes	5.25%

45 To 59 Minutes	15.68%
60 To 89 Minutes	10.87%
90+ Minutes	2.64%
Average Travel Time In Minutes	29.19
2001 Household By Number Of Vehicles	10,982
No Vehicles	4.94%
1 Vehicle	22.96%
2 Vehicles	40.85%
3 Vehicles	22.11%
4 Vehicles	6.76%
5 Vehicles Or More	2.39%
Estimated Total Vehicles	23187
2001 Population 25+ By Education	20,529
Elementary (0-8)	6.80%
Some High School (9-11)	10.53%
High School Graduate (12)	22.42%
Some College (13-15)No Degree	22.77%
Associate Degree Only	10.57%
Bachelor Degree Only	18.27%
Graduate Degree -	8.65%
Population Enrolled In School	7,447
Public Pre-Primary	4.82%
Private Pre-Primary	3.02%
Public Elementary & High School	64.68%
Private Elementary & High School	3.42%
College	24.05%
Housing Units By Occupancy Status	8,157
Occupied	95.72%
Vacant	4.28%
Vacant Units	349
For Rent	40.40%
For Sale Only	35.82%
Seasonal	2.29%
Other	21.49%
2001 Owner Occupied Property Values	5,995
\$500,000+	49.42%
\$400,000 To \$499,999	18.88%
\$300,000 To \$399,999	20.65%
\$250,000 To \$299,999	5.52%
\$200,000 To \$249,999	2.37%

\$175,000 To \$199,999	0.98%
\$150,000 To \$174,999	0.70%
\$125,000 To \$149,999	0.32%
\$100,000 To \$124,999	0.28%
\$ 75,000 To \$ 99,999	0.18%
\$ 60,000 To \$ 74,999	0.05%
\$ 50,000 To \$ 59,999	0.22%
\$ 35,000 To \$ 49,999	0.18%
\$ 15,000 To \$ 24,999	0.08%
Under \$15,000 .. .	0.03%

2001 Median Owner Occupied Property Value	\$496,911
1990 Total Rental Units	2151
1990 Median Rent	\$718

2001 Households By Persons In Unit	10,982
1 Person Units	17.77%
2 Person Units	29.85%
3 Person Units	19.40%
4 Person Units	19.09%
5 Person Units	8.45%
6 Person Units	3.40%
7+ Person Units	2.03%

2001 Year Round Units In Structure	11,399
Single Units Detached	58.36%
Single Units Attached	12.32%
Double Units	2.32%
3 To 9 Units	7.70%.
10 To 19 Units	3.04%
20 To 49 Units 2.11% 50 + Units .	0.80%
Mobile Home Or Trailer 1	2.79%
All Other	0.56%

2001 Single/Multiple Unit Ratio	4.42
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Housing Units By Year Built	7,808
Built 1989 To March 1990	4.43%
Built 1985 To 1988	19.38%
Built 1980 To 1984	11.44%
Built 1970 To 1979	45.44%
Built 1960 To 1969	8.90%
Built 1950 To 1959	3.65%
Built 1940 To 1949	3.52%
Built 1939 Or Earlier	3.24%